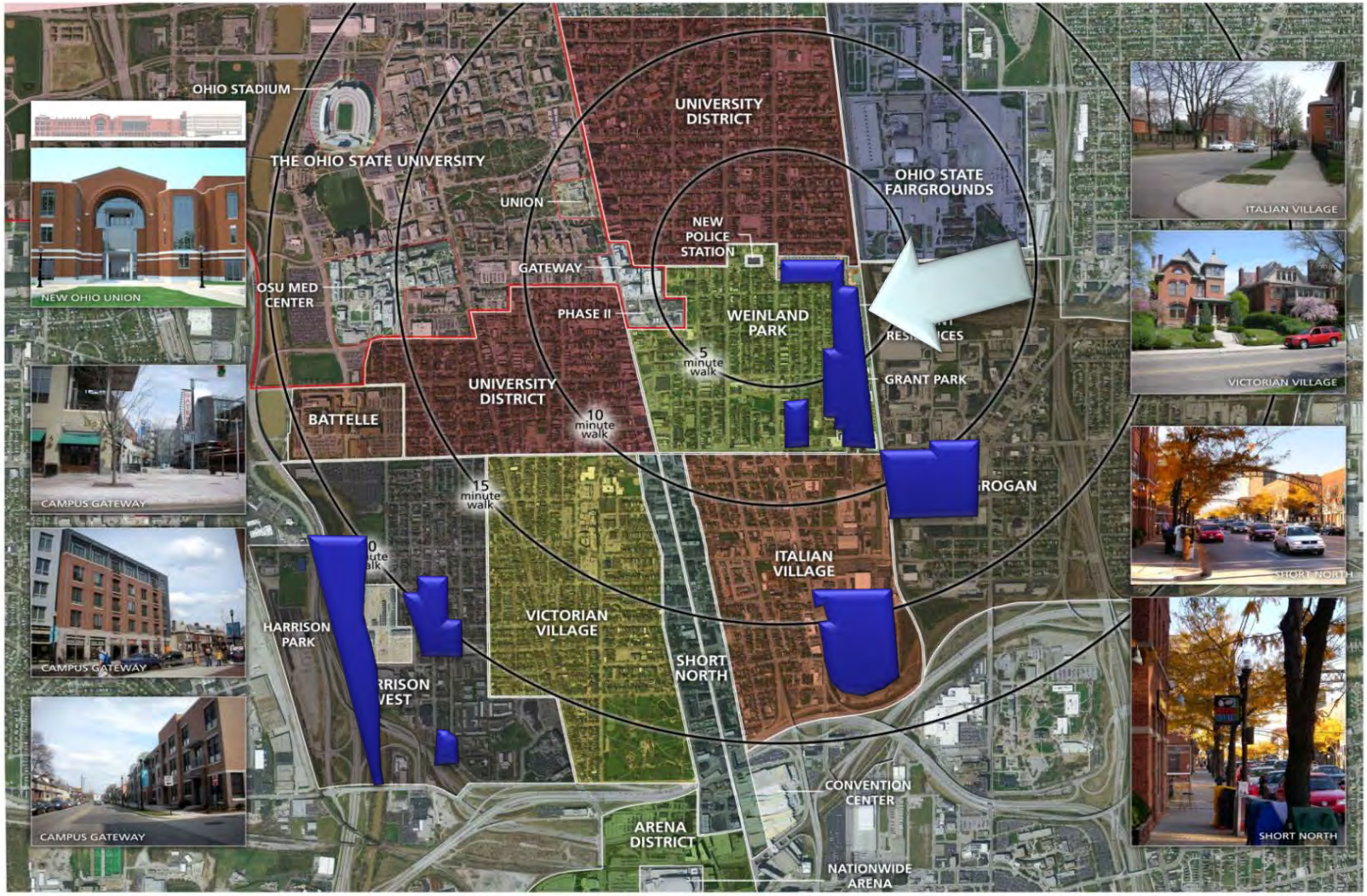
REBIRTH OF A NEIGHBORHOOD – THE COLUMBUS COATED FABRICS SITE AND WEILAND PARK

MATTHEW D. KNECHT
HzW ENVIRONMENTAL CONSULTANTS, LLC

JOSEPH M. REIDY
ICE MILLER LLP

MARK A. WAGENBRENNER
WAGENBRENNER DEVELOPMENT, INC.

Former Columbus Coated Fabrics Site



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HZW ENVIRONMENTAL CONSULTANTS, LLC

WHERE DO WE START?

ARSONIST'S DREAM

ILLEGAL SALVAGE OPERATIONS

IMMINENT HAZARDS

PROXIMITY TO NEIGHBORHOOD

BUILDING A TEAM

Building a Team

- Campus Partners for Community Urban Redevelopment
- Weinland Park Civic Association
- City of Columbus
- Wagenbrenner Development, Inc.
- HzW Environmental Consultants, LLC
- Schottenstein Zox & Dunn Co., LPA nka Ice Miller LLP

ASSESSMENT CHALLENGES

ASBESTOS-CONTAINING DEBRIS

GROUND ZERO

TANKS ALOT

RESOLVING RCRA CLOSURE ISSUES

NEGOTIATING CLEANUP PROGRAM

URBAN SETTING DESIGNATION

CERCLA WINDFALL LIEN

RESPONSIBLE PARTY
CONTRIBUTION

ASBESTOS ABATEMENT

REMOVAL OF ASBESTOS-CONTAINING DEBRIS

BUILDING DEMOLITION

TANK SALVAGE
CAT

RECYCLING METAL, BRICK AND CONCRETE

COMING UP WITH A VISION

Weinland Park

Strategic Opportunity Areas

AS IDENTIFIED BY THE **NEIGHBORHOOD REVITALIZATION PLAN**

SEPTEMBER 2006

Campus Partners for Community Urban Redevelopment

City of Columbus, OH

GOODY CLANCY ARCHITECTURE PLANNING PRESERVATION

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Weinland Park
Columbus Coated Fabrics Redevelopment
Columbus, Ohio

Condo Types	# Units	Sq Ft	Value per unit	Projected Value
20 - Townhouse	72	2,100	205,800	14,817,600
16 - Townhouse	154	1,680	174,720	26,906,880
2 BR - Flat Condos	38	1,296	139,968	5,318,784
1 BR - Flat Condos	105	864	95,040	9,979,200
Total Condos	**369**	**1,490**	**154,532**	**57,022,464**

Apartment Types	# Units	Sq Ft	Value per unit	Projected Value
3 BR - Flat Apts	6	1,800	174,960	1,049,760
2 BR - Flat Apts	96	1,296	128,771	12,361,974
1 BR - Flat Apts	36	864	88,646	3,191,270
Total Apartments	**138**	**1,205**	**120,312**	**16,603,004**

Project Totals	**507**		**73,625,468**

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Clean Ohio Fund

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CONSULTANTS, LLC

11.06.2008 09:43

11.06.2008 09:43

03.13.2009 13:36

CAT
C-32 CGC
03.19.2009 13:09

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VOLVO
CAT
03.21.2009 08:24

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G·R·A·N·T · P·A·R·K

July 19, 2006

LEGAL COUNSEL

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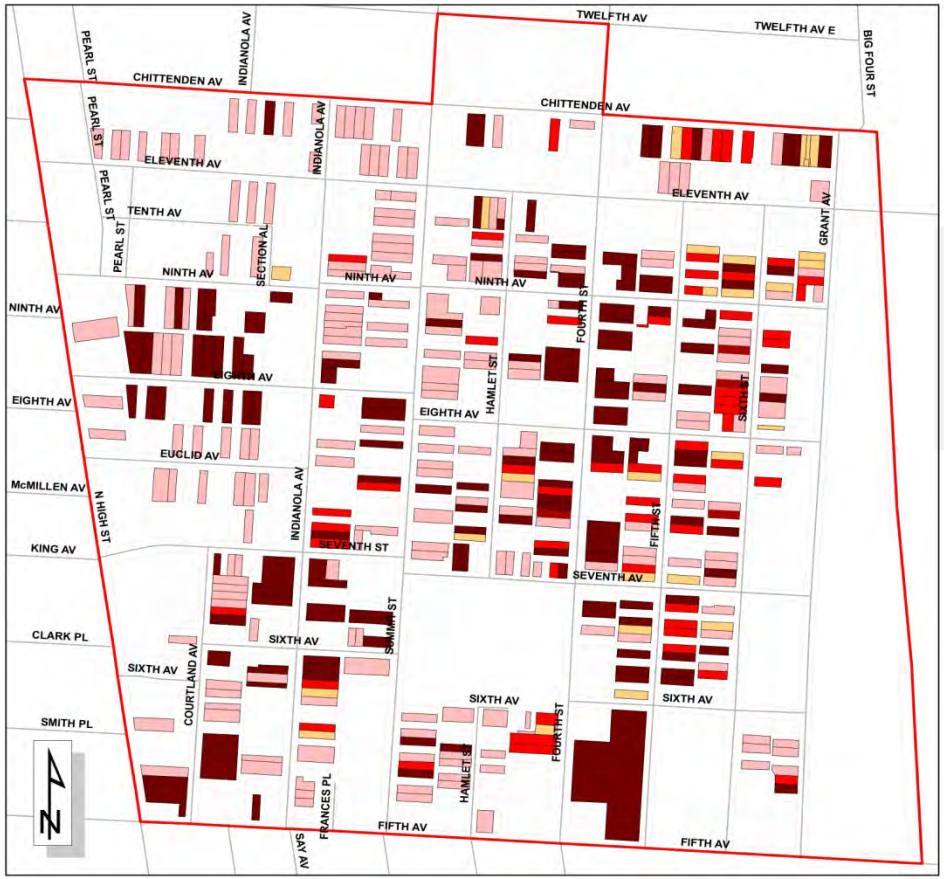

Property Issues
Weinland Park

Legend

- Vacant Parcels
- Bank Owned
- Foreclosures
- High Risk Owners
- Overfinanced

Property Problems

1. Vacant - As listed by City Code Enforecment
2. Bank Owned - Already foreclosed
3. Foreclosures - In formal foreclosure process
4. High Risk Owners - Own other foreclosured units
5. Overfinanced - mortgage > estimated value

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Campus Partners

August 2008

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WEINLAND PARK COLLABORATIVE

CAMPUS PARTNERS FOR COMMUNITY URBAN REDEVELOPMENT

CENTRAL OHIO WORKFORCE INVESTMENT CORPORATION

THE CITY OF COLUMBUS

COLUMBUS CITY SCHOOLS

THE COLUMBUS FOUNDATION

COLUMBUS STATE COMMUNITY COLLEGE

COMMUNITY PROPERTIES OF OHIO MANAGEMENT SERVICES

GODMAN GUILD ASSOCIATION

HABITAT FOR HUMANITY–GREATER COLUMBUS

JPMORGAN CHASE FOUNDATION

THE OHIO STATE UNIVERSITY:

College of Education and Human Ecology

International Poverty Solutions Collaborative

Ohio State University Extension

Schoenbaum Family Center

UNITED WAY OF CENTRAL OHIO

WAGENBRENNER DEVELOPMENT COMPANY

WEINLAND PARK COMMUNITY CIVIC ASSOCIATION

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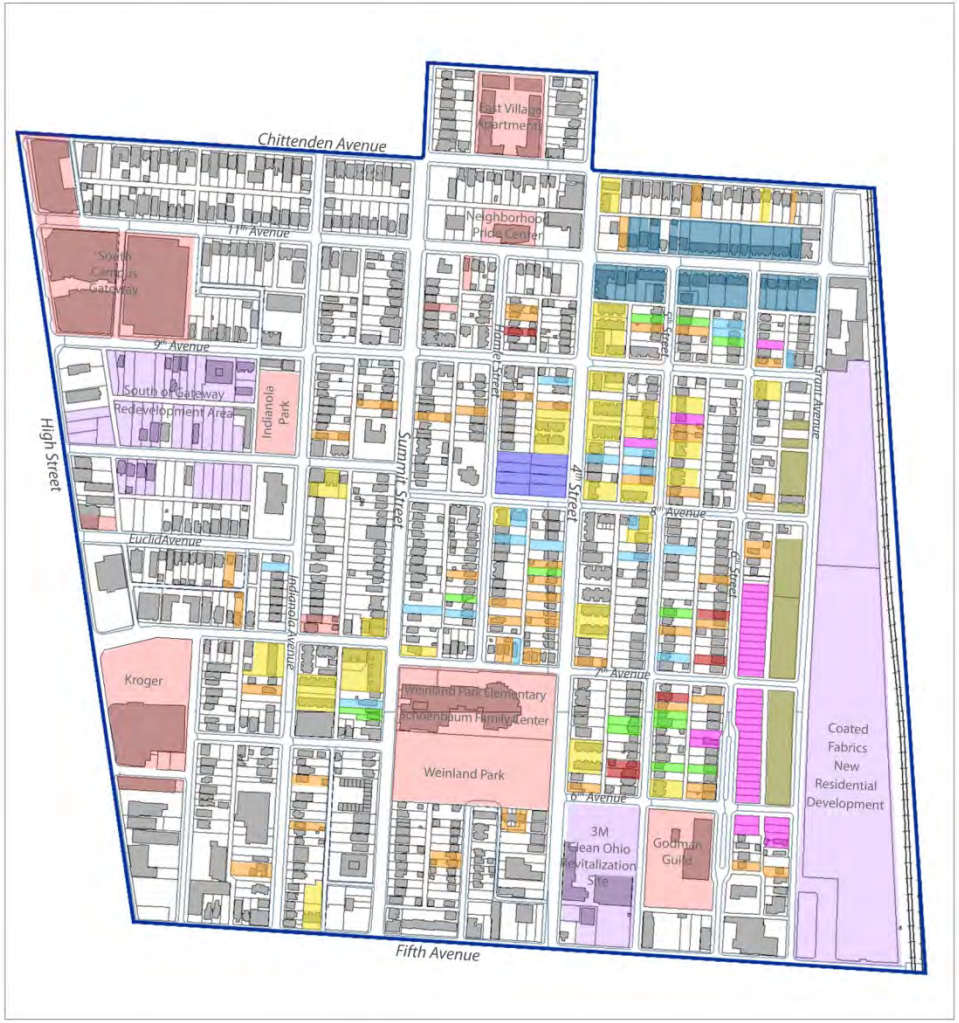
Investment in Weinland Park



- New Home - Neighborhood Stabililzation Program
- Rehabbed Home - Neighborhood Stabililzation Program
- New Home - Habitat for Humanity
- Community Properties of Ohio
- Community Properties of Ohio - To be renovated
- Lease to Purchase Home - Low Income Housing Tax Credit
- Market Rate Lots
- Acquired Properties
- Home Repair Program Applicant
- Recent Public/Private Investment
- Future Investment

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Campus Partners building potential

HzW Environmental Consultants, LLC

12/11

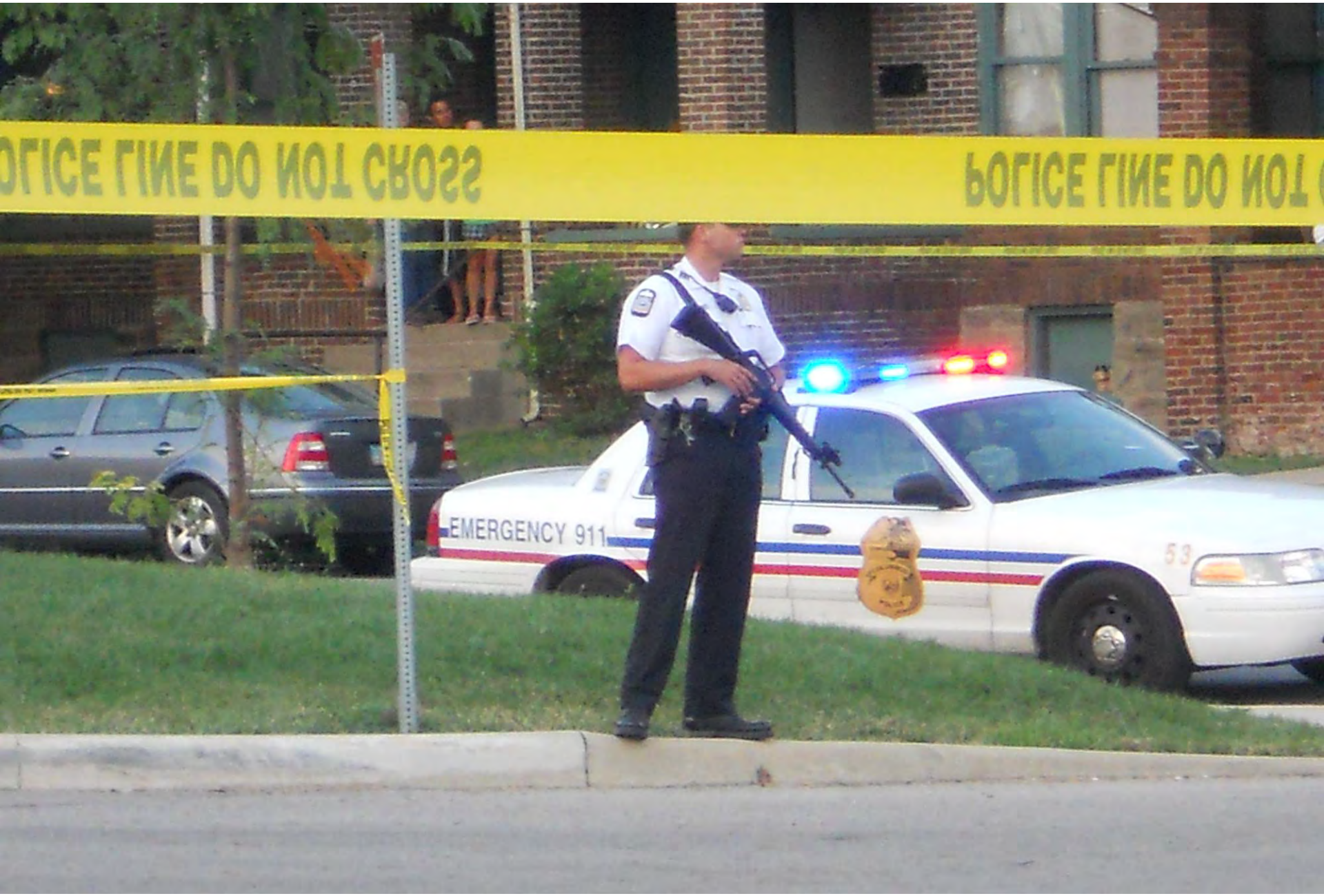
JONES
coeds

CHEAP PARKING.
SPEED LIMIT 25
AlisaCourtney

GATEWAY
DREXEL

COMMENTARYS, LLC

CRIPGANG
11/17/2005



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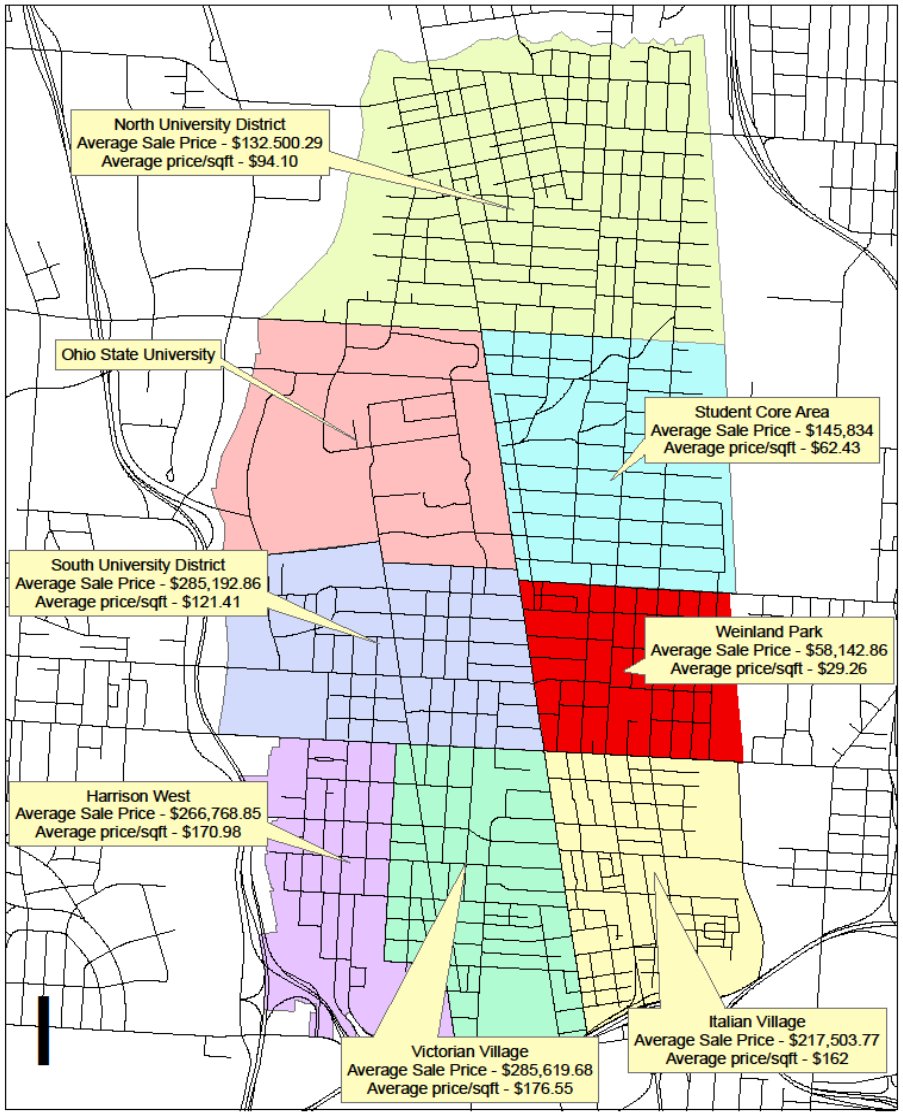
Weinland Park **(in red)** is surrounded by strong-market neighborhoods.

2009 Sales Price

North Columbus	-	$132,500
University District	-	$145,000
Italian Village	-	$217,500
Harrison West	-	$266,700
Dennison Place	-	$285,100
Victorian Village	-	$285,600
Weinland Park	**-**	**$58,100**



Legend

- Harrison West
- Italian Village
- Ohio State University
- Old North Columbus
- South University District
- Student Core
- Victorian Village
- Weinland Park

Markets Near Weinland Park

2009

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Weinland Park Revitalization Partners

THE OHIO STATE UNIVERSITY

CHASE

CAMPUS PARTNERS
For Community Urban Redevelopment

Mayor Michael B. Coleman

cpo management
community properties of ohio

United Way of Central Ohio

United Way

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THE COLUMBUS FOUNDATION

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LEGAL COUNSEL

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CONSULTANTS, LLC

Neighborhood Revitalization – 7 Objectives

- Stabilize the **housing** market;
- **Employ** young adults and discouraged workers;
- Support the creation of a high quality **learning** environment;
- Reduce **crime** and the perception of insecurity;
- Build the capacity of the **civic** association;
- Create a continuum of resources for productive **youth** engagement; and
- Support **healthy** lifestyles, including food and nutrition.

Section 8 Portfolio of 500 units acquired

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400 Units Were Completely Renovated

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New Elementary Opened in 2008

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[redacted]

City of Columbus built a Policing Center in 2009

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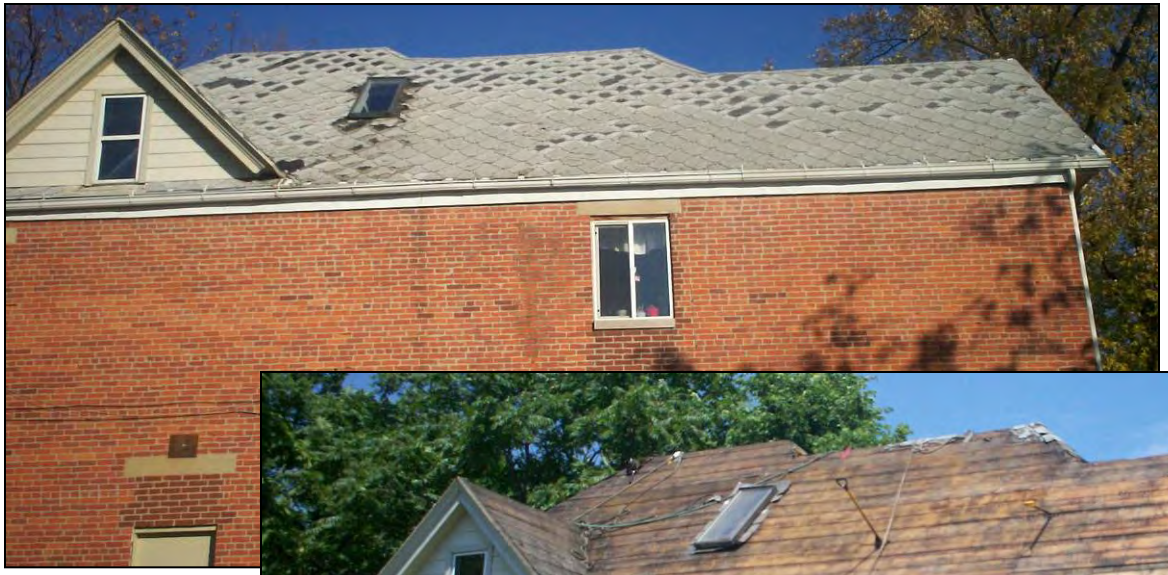

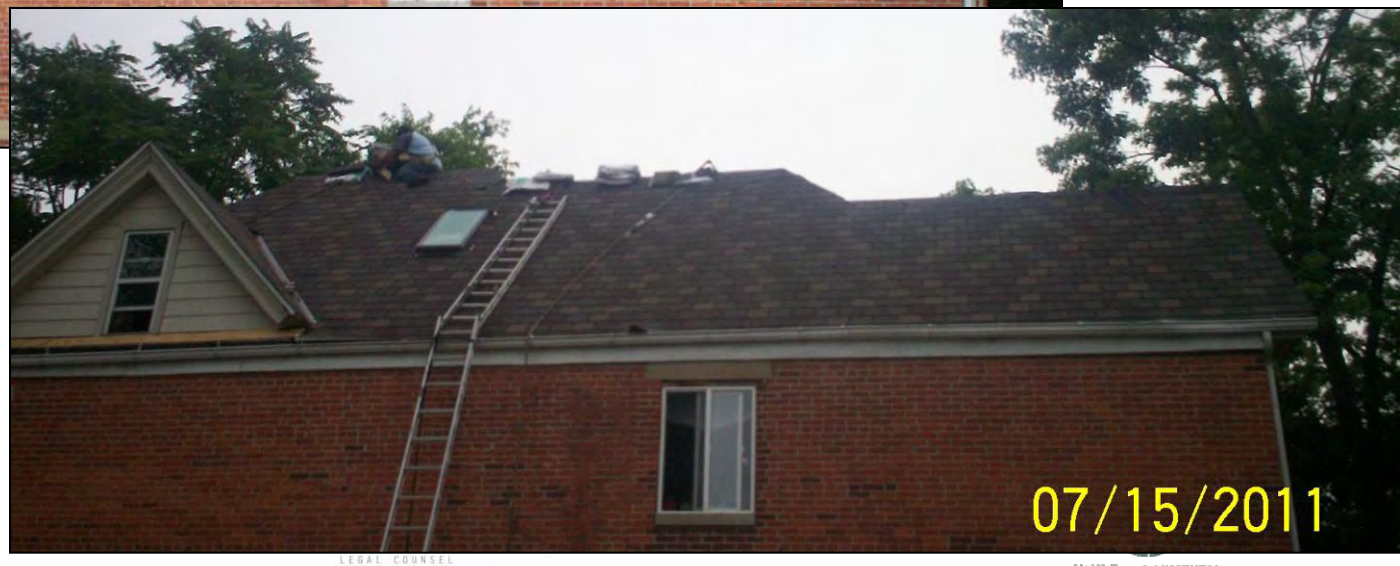

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07/13/2011
1484
DOMANTE

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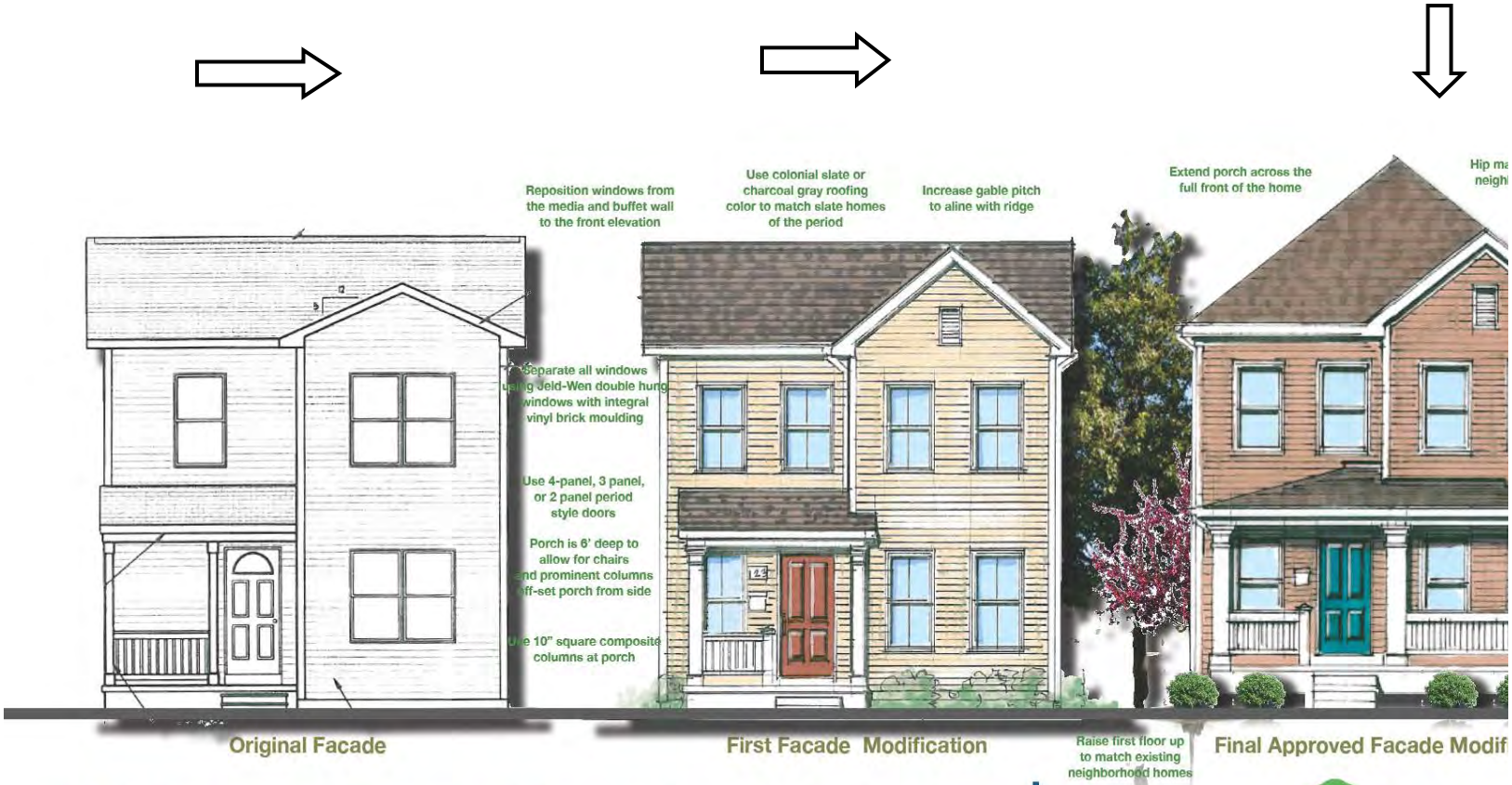
HZW ENVIRONMENTAL CONSULTANTS, LLC

1280
CONSTRUCTION BY:
SIMCO
CONSTRUCTION
614.206.4363



Weinland Park Housing Initiative

Habitat for Humanity Home Integration Study

May 12, 2010

Hal for H Greater

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Housing Activity Summary:

- 66 Exterior Home Repairs
- 40 Tax Credit Rentals
- 14 NSP Rehabs
- 10 NSP New Builds
- 6 Habitat for Humanity
- 15 Vacant homes in contract

151 Structures in 2 Years!

All for families earning between 30% - 120% AMI.

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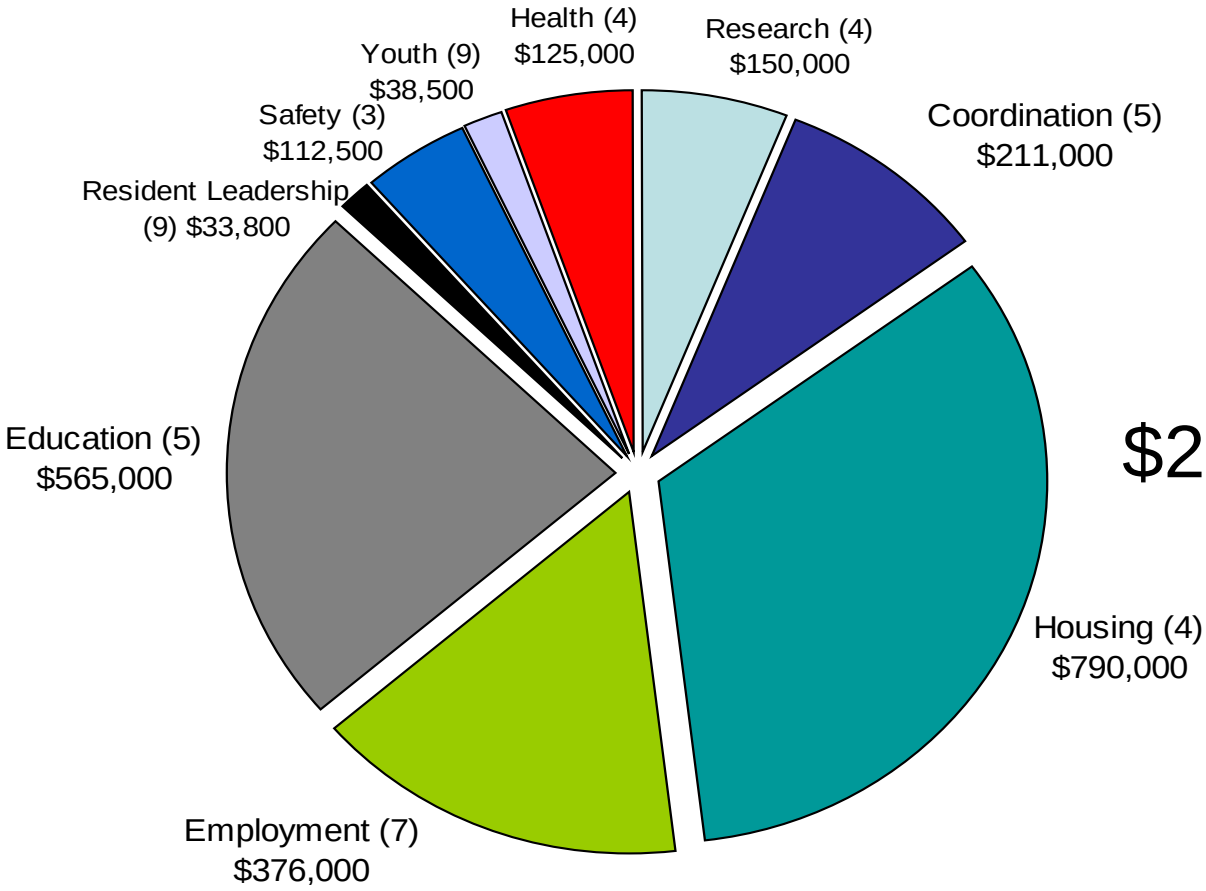
TCF Investments In Weinland Park By Topic Area (2008-2011)



$2.41M to date

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Kroger

LAUNDROMAT
lavanderia
DOLLAR TREE
CENTRAL OHIO TAXI
112
221-2222

Walgreens
Walgreens

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